085.0	0006	0010.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,007,100 /	1,007,100
					USE VALUE:	1,007,100 /	1,007,100
					ASSESSED:	1,007,100 /	1,007,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14	-16	PARK PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DALEY WALTER G JR
Owner 2:	
Owner 3:	
Street 1:	42 KINGS ROW
Street 2:	
Twn/City:	NORTH READING
St/Prov:	MA Cntry: Own Occ: N
Postal:	01864 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .215 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1965, having primarily Vinyl Exterior and 3174 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	9375.000	516,200		490,900	1,007,100
Total Card	0.215	516,200		490,900	1,007,100
Total Parcel	0.215	516,200		490,900	1,007,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 317.30 | /Parcel: 317.30

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	54023
GIS Ref	
GIS Ref	
Insp Date	03/03/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 085.0-0006-0010.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	516,200	0	9,375.	490,900	1,007,100		Year end	12/23/2021
2021	104	FV	487,700	0	9,375.	490,900	978,600		Year End Roll	12/10/2020
2020	104	FV	487,800	0	9,375.	490,900	978,700	978,700	Year End Roll	12/18/2019
2019	104	FV	423,400	0	9,375.	483,900	907,300	907,300	Year End Roll	1/3/2019
2018	104	FV	423,400	0	9,375.	371,700	795,100	795,100	Year End Roll	12/20/2017
2017	104	FV	395,900	0	9,375.	350,600	746,500	746,500	Year End Roll	1/3/2017
2016	104	FV	395,900	0	9,375.	322,600	718,500	718,500	Year End	1/4/2016
2015	104	FV	332,200	0	9,375.	301,500	633,700	633,700	Year End Roll	12/11/2014

!6973!

PRINT

Date	Time
12/30/21	04:48:38

LAST REV

Date	Time
06/08/17	16:26:40
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6973

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEUNG LUCY/DAIS	27474-416		7/11/1997		175,420	No	No		Y

USER DEFINED

Prior Id # 1:	54023
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/1997	421		28,000					11X44 ADD-REM KIT/

ACTIVITY INFORMATION

Date	Result	By	Name
3/3/2009	Measured	189	PATRIOT
1/24/2000	Measured	276	PATRIOT
1/24/2000	Mailer Sent		
1/24/2000	Measured	276	PATRIOT
8/4/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9375		Sq. Ft.	Site		0	70.	0.75	6									490,875						490,900	

Total AC/HA:	0.21522	Total SF/SM:	9375	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	490,875	Spl Credit		Total:	490,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	0.98081279
Const Adj.:	0.98000199
Adj $ / SQ:	144.180
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	634183
Depreciation:	117958
Depreciated Total:	516225

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	6	Baths:	2	HB	

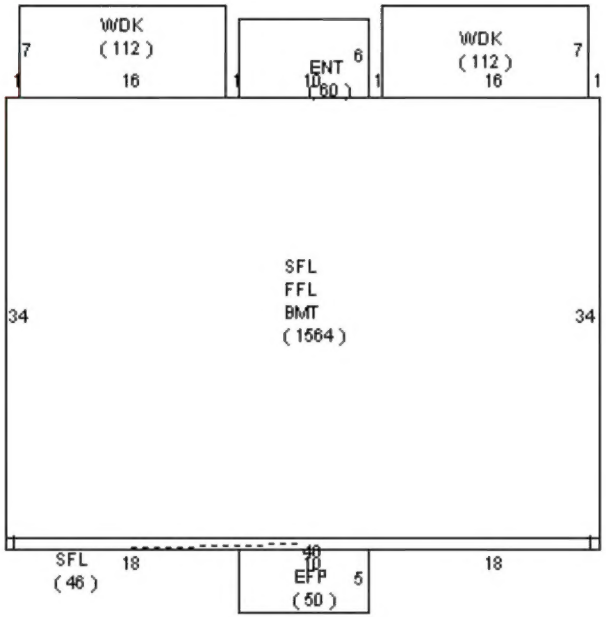
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	3	
Totals			
2	10	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	144.18
Special Features:	0	Val/Su Net:	101.77
Final Total:	516200	Val/Su SzAd	162.63

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,610	144.180	232,129
BMT	Basement	1,564	43.250	67,649
FFL	First Floor	1,564	144.180	225,497
WDK	Deck	224	10.260	2,297
ENT	ENTRY	60	25.870	1,552
EFP	Enclos Porch	50	71.150	3,557

Net Sketched Area:	5,072			Total:	532,681
Size Ad	3174	Gross Area	5072	FinArea	3174

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

085.0-0006-0010.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc